

East Hampton Zoning Board of Appeals
Regular Meeting
June 11, 2012
Town Hall Meeting Room
7:00 P.M.
Approved Minutes

1. **Call to Order:** Chairman Nichols called the ZBA Meeting of June 11, 2012 to order at 7:00PM.

Members Present: Charles Nichols, Vincent Jacobson, Dennis Wall

Alternate Members Present: Robert Hines and Lori Wilcox

Absent: Vice Chairman Brendan Flannery, Tom Keegan and Don Martin

Staff Present: James P. Carey, Administrator Planning, Zoning & Building

2. **Seating of the Alternates:** Chairman Nichols seated alternate member Bob Hines and Lori Wilcox
3. **Legal Notice:** Mr. Carey read the legal notice in to the record.

4. **Approval of Minutes.**

- a. **April 9, 2012 Regular Meeting:**

Mr. Nichols moved, and Mr. Wall seconded, to approve the minutes of the April 9, 2012 meeting.

The motion carried unanimously.

5. **Application of Martin Abbiatiello, 30 Knowles Road, to reduce the rear yard setback from 50' to 12' to construct a sunroom/porch– Map 2C/Block 18/Lot 1:** Mr. Abbiatiello was before the ZBA requesting a variance to construct an addition on the side of the home in addition to a porch that faces the river. This application has been successfully received and approved by the Inland Wetlands Agency and the Middle Haddam Historic Agency.

Mr. Wall moved to accept the application of Martin Abbiatiello, 30 Knowles Road, to reduce the rear yard setback from 50' to 12' to construct a sunroom/porch– Map 2C/Block 18/Lot 1, as presented, with the hardship being the figuration of the lot and the position of the home on the lot. Motion was seconded by Mr. Jacobson.

The motion carried unanimously.

6. **Application of Reginald Hansen, 14 Julia Terrace, to reduce the rear yard setback from 15' to 8' to construct a deck – Map 26/Block 87A/Lot 4-53** Mr. Hansen was before the ZBA and stated due to the elevation of the lot there is not other option for the deck to be placed.

Mr. Hines moved to approve the application of Reginald Hansen, 14 Julia Terrace, to reduce the rear yard setback from 15' to 8' to construct a deck – Map 26/Block 87A/Lot 4-53, as the hardship is the topography and shape of the lot. Motion was seconded by Mr. Wall.

Motion carried 4-1-0- Ms. Wilcox voted no.

7. **Old Business:** None

8. **Communications:** None

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9. New Business: None

10. Adjournment

Mr. Wall moved to adjourn the ZBA meeting. The motion was seconded by Mr. Jacobson. The motion carried unanimously. Meeting Adjourned: 7:14PM.

Respectfully Submitted

**Kamey Peterson
Recording Secretary**